

Note: The following case(s) is/are included in this ad.
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Process No.	Applicant Name
<u>02-131</u>	<u>SUNSET INTERNATIONAL WEST LTD.</u>
<u>02-338</u>	<u>ENID & ALBERT HARUM-ALVAREZ</u>
<u>02-339</u>	<u>ENID & ALBERT HARUM-ALVAREZ</u>
<u>03-358</u>	<u>MYSTIC FOREST INVESTMENTS III, INC.</u>
<u>04-051</u>	<u>MARIA FLEITES</u>

APPLICANT: MYSTIC FOREST INVESTMENTS III, INC.

(1) GU & RU-3M to RU-3M

(2) Applicant is requesting to waive zoning & subdivision regulations requiring half section line roads to be 70' in width; to permit 0' dedication for S.W. 80 Street.

(3) Applicant is requesting to permit a parcel of land with 35' of frontage on a public street (100' required).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 & #3 may be considered under §33-311(A)(15) (Alternative Site Development Option for Multiple-Family Use) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A "Sketch of Survey" is on file and may be examined in the Zoning Department entitled "Sketch to Accompany a Legal Description a Portion of the east ½ of Section 36, Township 54 South, Range 39 East," as prepared by Eduardo Ensenat Surveying, Inc., consisting of 1 sheet and dated 10/10/03.

SUBJECT PROPERTY: The north 100' of the south 300' of the east 142' of the south ½ of the east ½ of the east ½ of the SW ¼ of the NE ¼ of Section 36, Township 54 South, Range 39 East; AND: The south 200', of the east 142', of the south ½, of the east ½, of the east ½, of the SW ¼, of the NE ¼ of Section 36, Township 54 South, Range 39 East; AND: The east 100' of the west 140' of the south 150' of the south ½ of the east ½ of the east ½ of the SW ¼ of the NE ¼, less the south 35' thereof, in Section 36, Township 54 South, Range 39 East, less and except therefrom:

Commence at the Southeast corner of the NE ¼ of Section 36, Township 54 South, Range 39 East; thence run S87°45'7"W (bearing derived from the Florida State System of Plane Coordinates), along the south boundary of the NE ¼ of Section 36, for a distance of 1,623.77' to the Southwest corner of the east 100' of the west 140' of the south 150' of the south ½ of the east ½ of the east ½ of the SW ¼ of the NE ¼ of said Section 36; thence run N01°42'23"W, along the west boundary of the east 100' of the west 140' of the south ½ of the east ½ of the SW ¼ of the NE ¼ of said Section 36, for a distance of 36.2' to the Point of beginning of herein described parcel; from said Point of beginning, continue N01°42'23"W, along the last described west boundary, for a distance of 113.8' to the Northwest corner of the east 100' of the west 140' of the south 150' of the south ½ of the east ½ of the SW ¼ of the NE ¼ of said Section 36; thence run N87°45'7"E, along the north boundary of the south 150' of the south ½ of the east ½ of the east ½ of the SW ¼ of the NE ¼ of said Section 36, for a distance of 74.04' to a point; thence run S31°10'49"W for a distance of 136.36' to the Point of beginning. AND: A portion of the SE ¼ of the SW ¼ of the NE ¼ of Section 36, Township 54 South, Range 39 East, also being that portion of Parcel 111.1 as shown on Sheet 3 of the Right-of-Way Map §87005-2308, and being more particularly described as follows:

Commence at the Southeast corner of the NE ¼ of said Section 36; thence S87°45'7"W along the said south line of the NE ¼ a distance of 1,647.32' to a point on the east limited access right-of-way line of the Homestead Extension of Florida's Turnpike (S.R. #821); thence

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APPLICANT: MYSTIC FOREST INVESTMENTS III, INC., ET AL

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N31°10'49"E along said limited access right-of-way line a distance of 179.72' to the Point of beginning; thence continue along said limited access right-of-way line N31°10'49"E a distance of 47.81' to a point on the west right-of-way line of S.W. 119th Court; thence departing said limited access right-of-way line S1°42'23"E along the said right-of-way line of S.W. 119th Court a distance of 39.9'; thence departing the said right-of-way line of S.W. 119th Court, S87°45'7"W a distance of 25.96' to a point on the said limited access right-of-way line and Point of beginning.

AND: A portion of the SE ¼ of the SW ¼ of the NE ¼ of Section 36, Township 54 South, Range 39 East, also being that portion of Parcel 111.1 as shown on Sheet 3 of the Right-of-Way Map §87005-2308, and being more particularly described as follows:

Commence at the Southeast corner of the NE ¼ of said Section 36; thence S87°45'7"W along the said south line of the NE ¼ a distance of 1,623.77' to a Point of beginning; thence continue S87°45'7"W along the south line of the NE ¼ a distance of 23.55' to a point on the east limited access right-of-way of line of the Homestead Extension of Florida's Turnpike (S.R. 821); thence N31°10'49"E along said limited access right-of-way line a distance of 43.37'; thence departing said limited access right-of-way line S1°42'23"E a distance of 36.2' to a point on the said south line of the NE ¼ and Point of beginning.

LOCATION: Lying north of S.W. 80 Street and SE/ly of the Homestead Extension of the Florida Turnpike, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2± Acres

RU-3M (Minimum Apartment House 12.9 units/net acre)
GU (Interim)

APPLICANT: SUNSET INTERNATIONAL WEST LTD.

- (1) MODIFICATION of Condition #2 of Resolution Z-144-83, passed and adopted by the Board of County Commissioners, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'The Sunset Plaza Office Park,' as prepared by F. R. F., and dated 4-5-83."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Additional Parking for Sunset International West,' as prepared by Salvador M. Cruxent, A.I.A., and dated 3/8/04."

The purpose of the request is to permit the applicant to use tandem parking that will be for valet parking only for the previously approved parking lot serving the adjacent site.

- (2) Applicant is requesting to permit tandem parking spaces with 0' of back-out (22' required).
- (3) Applicant is requesting to permit 0 trees (35 trees required).
- (4) Applicant is requesting to permit 0 street trees (5 street trees required).
- (5) Applicant is requesting to permit 0 shrubs (400 shrubs required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #1 may be considered under §33-311(A)(7) or §33-311(A)(17) and requests #2 through #5 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: The north ½ of the east ½ of Tract 127 of DADE COUNTY DEVELOPMENT COMPANY'S SUBDIVISION of Section 29, Township 54 South, Range 40 East, Plat book 1, Page 97.

LOCATION: The south side of S.W. 70 Street, approximately 330' west of S.W. 97 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 165.24' x 304.09'

PRESENT ZONING: AU (Agricultural – Residential)

APPLICANTS: ENID & ALBERT HARUM-ALVAREZ

- (1) Applicants are requesting to permit an accessory structure in front of the main structure (not permitted) and setback 22.5' (75' required) from the front (north) property line and setback 15' (20' required) from the interior side (east) property line.
- (2) Applicant is requesting to permit a swimming pool setback 58.5' (75' required) from the front (north) property line and setback 15' (20' required) from the interior side (east) property line.
- (3) Applicants are requesting to waive the zoning regulations requiring all interior subdivision rights-of-way to be 50' in width; to permit 2.5' of dedication on the south side of S.W. 98th Terrace.
- (4) Applicant is requesting to permit a single family residence setback 22.5' (25' required) from the front (north) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Mutley Way," as prepared by Jean M. Harum, consisting of 3 sheets and dated 4/15/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: The north 330' of the west 130' of the SE ¼ of the NW ¼ of the SE ¼ of Section 3, Township 55 South, Range 40 East, less the north 146.04' and less the south 59.71'.

LOCATION: South of S.W. 98 Terrace, lying approximately 500' west of S.W. 79 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 124.25' x 130'

PRESENT ZONING: EU-M (Estates Modified 1 Family 15,000 sq. ft. net)

APPLICANTS: ENID & ALBERT HARUM-ALVAREZ

- (1) Applicants are requesting to permit a single family residence on a dual frontage lot setback 21' (25' required) from the front (north) property line and 22.5' (25' required) from the front (south) property line.
- (2) Applicants are requesting to permit an accessory structure in front of the main structure (not permitted) and setback 22.5' (75' required) from the front (south) property line and setback 15' (20' required) from the interior side (east) property line.
- (3) Applicants are requesting to waive the zoning regulations requiring all interior subdivision rights-of-way to be 50' in width; to permit 2.5' of dedication on the north side of S.W. 98th Terrace adjacent to the subject property.
- (4) Applicant is requesting to permit a single family residence setback 22.5' (25' required) from the front (north) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Mutley Way," as prepared by Jean M. Harum, consisting of 3 sheets and dated 4/15/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: The south 121.04' of the north 146.04' of the west 130' of the SE ¼ of the NW ¼ of the SE ¼ of Section 3, Township 55 South, Range 40 East,.

LOCATION: 7998 S.W. 98 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 121.04' x 130'

PRESENT ZONING: EU-M (Estates Modified 1 Family 15,000 sq. ft. net)

APPLICANT: MARIA FLEITES

- (1) Applicant is requesting to permit a cabana/carport structure to be located in front of an existing single family residence (not permitted).
- (2) Applicant is requesting to permit 2 accessory structures with a rear lot coverage of 25% (8.3% previously approved/5% permitted).
- (3) MODIFICATION of Condition #2 of Resolution CZAB12-18-01, passed and adopted by the Community Zoning Appeals Board #12 which was a reformation of Resolution CZAB12-11-01, passed and adopted by Community Zoning appeals Board #12, reading as follows:

FROM: "2. That said plan be substantially in accordance with the plan submitted for the hearing entitled 'Existing Shed As Built,' as prepared by Santana Architectural Services, dated November 8, 2000 and consisting of 1 sheet. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to Zoning Code requirements will not require further public hearing action."

TO: "2. That in the approval of the plan, the same be substantially in accordance with the plan submitted for the hearing entitled 'Cabana/Carport For: Fleites Residence,' as prepared by Ventura Architecture Development, Inc., dated stamped received February 18, 2004, signed and sealed 3/13/03 and consisting of one sheet."

The purpose of the request is to allow the applicant to submit a revised plan showing a cabana/carport in front of the single family residence.

Upon a demonstration that the applicable standards have been satisfied, approval of Requests #1 & #2 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) and request #3 may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: The NE ¼ of the NW ¼ of the NE ¼ of the SE ¼, less the west 205.1' & less the north 35' for right-of-way in Section 9, Township 55 South, Range 40 East.

LOCATION: 8800 S.W. 112 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.88± Acre

PRESENT ZONING: EU-1 (Estates 1 Family 1 Acre Gross)